

The logo for Alder King Property Consultants, featuring the company name in white on a dark green background with a white border.

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PROPERTY CONSULTANTS

# Suites M & N, Elmbridge East

Elmbridge, Gloucester, GL3 1QG



## FULLY FITTED HIGH QUALITY OFFICE SPACE

Available for Short Term Occupancy

Approximately 3,294 sq ft (306 sq m) and 3,520 sq ft (327 sq m),

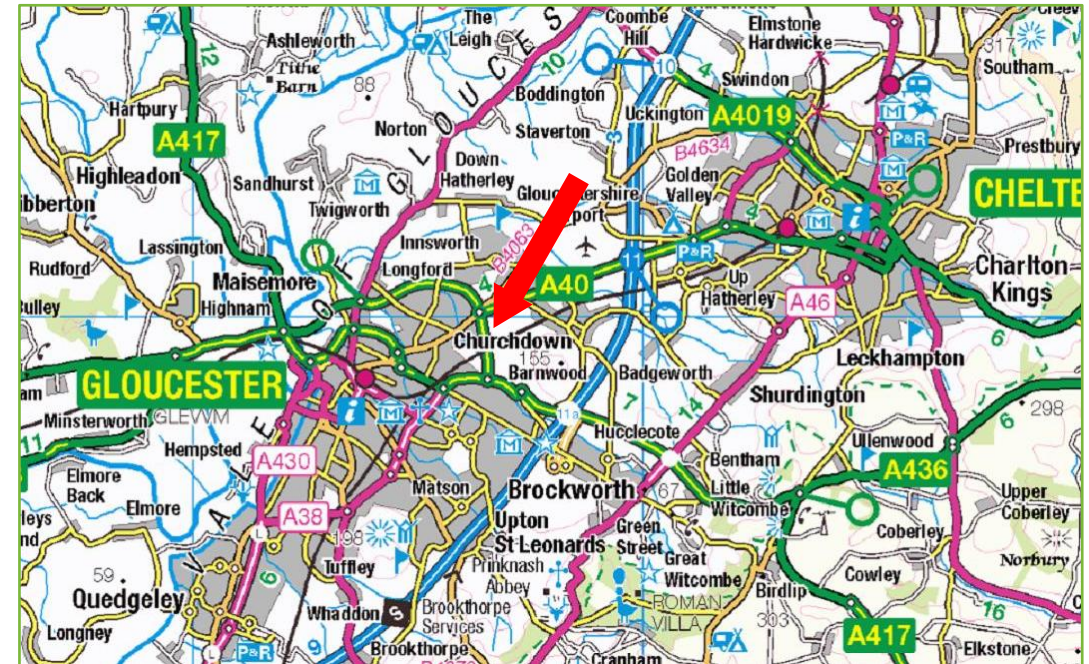
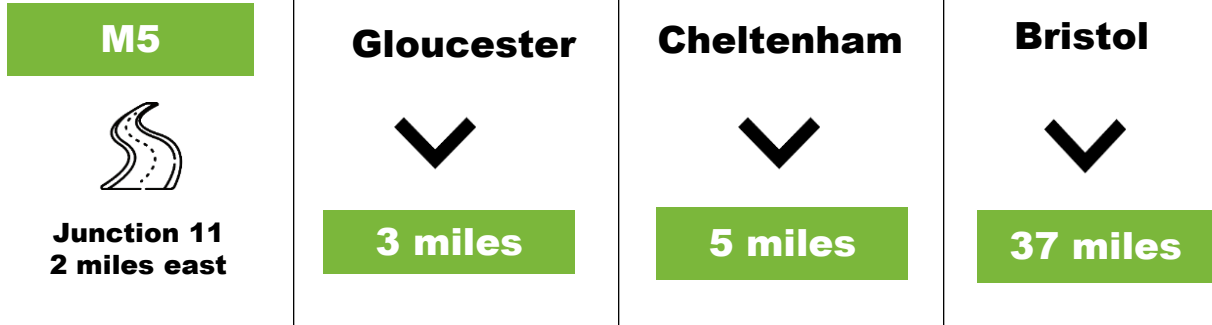
Totalling 6,814 sq ft (633 sq m)

- Semi-Serviced Arrangement
- Suites M and N Fully Fitted for Immediate Occupation

# Location

Elmbridge East is superbly located between Gloucester and Cheltenham accessed from Elmbridge Court Roundabout off the A40 Golden Valley bypass.

Gloucester is approximately 3 miles west, Cheltenham is approximately 5 miles east and Junction 11 of the M5 motorway approximately 2 miles east.



# Description

Elmbridge East has been refurbished to provide high quality office accommodation in well maintained landscaped grounds. Occupiers benefit from a low site coverage, excellent road links and an excellent car parking provision.

Suites M and N provide approximately 6,814 sq ft of high-quality office space and can be made available for short term occupancy.

The benefits include:

- Fully fitted suites with desking systems, shelving, chairs, meeting room and kitchen
- Refurbished accommodation including double glazed windows, door and entrance scanners
- Ceiling mounted heating and cooling cassettes.
- Roof mounted solar PV panels
- Suite M has 12 dedicated car parking spaces plus 2 EV parking spaces, and Suite N has 12 car parking spaces plus 2 EV parking spaces.
- Additional visitor spaces on a first come first served basis.
- Amenities including male, female and accessible WCs, shower and kitchenette.

**Suspended  
ceilings**



**Onsite  
parking**



**Recessed  
lighting**



**Kitchenette**



**WC facilities**



# Rates | EPC | Terms

## Business Rates

The property will require a new assessment. Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

Suite M has an EPC rating of A-15 and Suite N has a rating of A-13.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

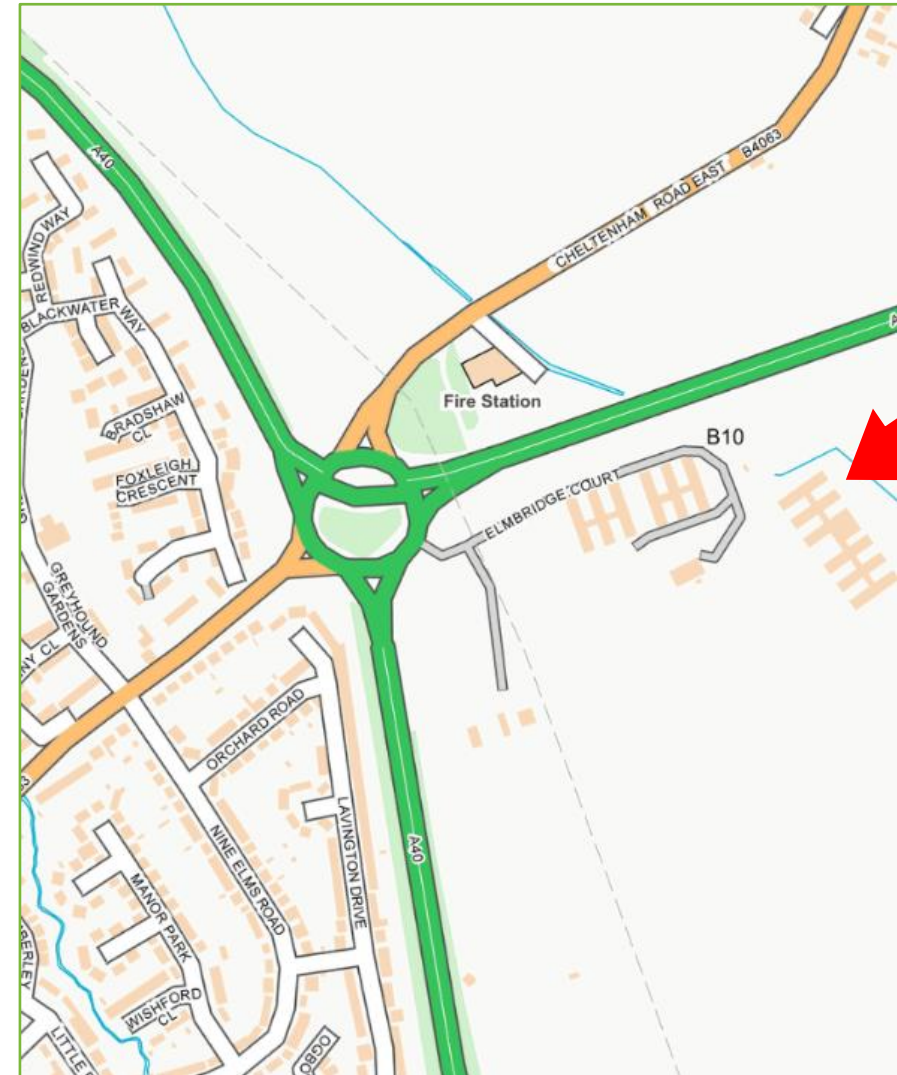
Available for short term occupancy on a semi-serviced basis.

## Legal Costs

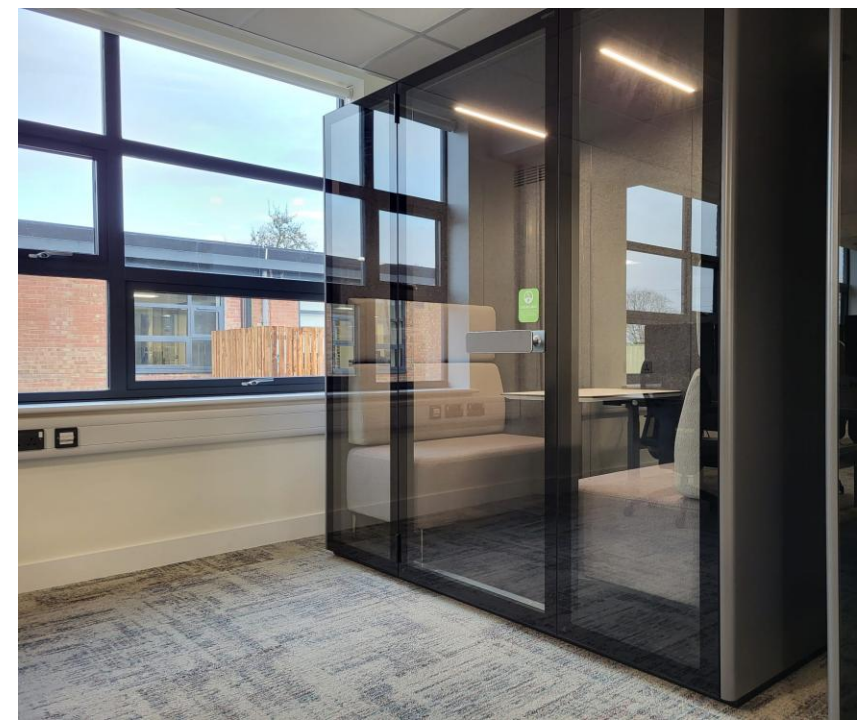
Each party is to be responsible for their own legal costs.

## VAT

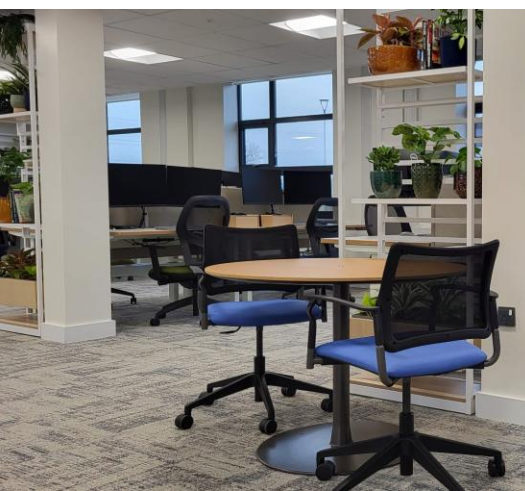
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.



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# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
GLOUCESTER  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/N99913

**Date:** October 2025

**Subject to Contract**



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## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.